



LAKE WORTH
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May 23, 2006

Chair, Vice Chair and Members of the Planning and Zoning Board
City of Lake Worth Community Development Department
7 North Dixie Highway
Lake Worth, FL 33460

RE: Request to amend Gateways Mixed Use Zoning District

Ladies and Gentlemen:

On behalf of the Lake Worth Community Redevelopment Agency (CRA), we respectfully request a text amendment to the Gateways Mixed Use Zoning District. Specifically, we request the District be amended to allow:

1. Residential density at 30 dwelling units to the acre, as was originally contemplated by the ordinance, and;
2. Limited neighborhood retail uses as a permitted use, such as coffee shops or newsstands.

In the final adoption of the Gateways District ordinance, the City Commission reduced the density from 30 to 20 dwelling units to the acre. Given the high cost of land and the difficulty in assembling properties, as indicated by the Dixie Highway Market Study, as well as the unproven market of the Gateways, the current 20 dwelling units to the acre will make it difficult to attract new development without heavy subsidies.

In terms of retail uses, they were not included in the later drafts of the Gateways District ordinance. The Lake Worth Redevelopment Plan, specifically recommends that this District be redeveloped as "Neighborhood commercial nodes" which would provide, "...a focal point for the community by providing convenient goods and services and facilitating a more active social environment." Attached for your review are the Redevelopment Plan recommended land use policies for the Gateways. The CRA Board agrees with that recommendation and requests this amendment for consistency with the Redevelopment Plan. To minimize traffic impacts and ensure that there isn't an

overabundance of retail, it could be regulated based on a percentage of total commercial square footage or specific uses. Specific uses should be oriented to people within walking distance, residents and office workers.

If the Planning and Zoning Board chooses, CRA staff would be happy to work with the Community Development Director to draft a text change for the Board's consideration. We thank you for your past support of CRA projects and look forward to continuing our partnership to build a better Lake Worth for our future.

Respectfully Yours,

Jeff Clemens, Chair
Lake Worth Community Redevelopment Agency

JC/rb
Attachment